



Hillside





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Bullen Street, Thorverton, Exeter, EX5 5NG

Exeter 7 Miles | Crediton 7 Miles | Tiverton 9.5 Miles

An immaculately presented family home, set in the heart of Thorverton, offering four bedrooms, two reception rooms and beautiful mature gardens to the rear with elevated views across the village and surrounding countryside.

- Immaculately Presented
- Large South-Facing Rear Gardens
- Four-Bedrooms & Two Bathrooms
- Two-Reception Rooms
- Open-Plan Kitchen/Dining Room
- Walking Distance to Amenities
- Grade II Listed Family Home
- Council Tax Band D
- Master Bedroom with En Suite & Sauna
- Freehold

## Guide Price £550,000

### SITUATION

Thorverton is a highly favoured Exe Valley village, equidistant of Exeter, Crediton and Tiverton with an active community and an excellent range of amenities, including primary school, shop and Post Office, two pubs, church, village hall and a farm shop with restaurant, with the added benefit of a doctor's surgery.

Exeter, to the south, has all the amenities associated with a major regional centre, including an airport with national and international flights. Crediton, to the south west, has a range of facilities, including Queen Elizabeth's school, whilst to the north, the market town of Tiverton includes Blundell's School. Although rural, this part of Devon is very accessible with the easiest access to the M5 motorway being junction 27. There are mainline railway stations at both Exeter and Tiverton Parkway.

### DESCRIPTION

This charming cob and thatched cottage has been sympathetically modernised, and extended to the rear, to create a spacious family home in the heart of Thorverton. To the rear, the extensive and beautifully maintained gardens with views across the Exe Valley, offer something for everyone, whether it be relaxing, alfresco dining, lawn games or for those green-fingered gardeners.





**ACCOMMODATION**

The accommodating entrance hallway welcomes you into the property. The sitting room and study sit to the front of the property. The bright and well-proportioned sitting room features cottage-style casement windows with square leaded panes and a stone-faced fireplace with inset gas effect log fire. The study is well-laid out with fully fitted wall to wall desk units and storage cupboards. To the rear of the property, the open-plan kitchen/ dining room offers shaker-style wall and base units, wooden worktops and integrated fridge/freezer, double oven, ceramic sink and induction hob with extractor above. There is space for further undercounter appliances as well as ample space for a large dining table.

From the hallway, stairs rise to the first-floor landing giving access to all four bedrooms and the family bathroom. Two of the bedrooms sit to the front of the property, with one benefiting from built in wardrobes. Whilst to the rear of the property, the remaining two bedrooms offer French doors opening to the decking and rear garden beyond. One of which is the bright and spacious master bedroom benefitting from a wall of built-in wardrobes, an en suite shower room and sauna. The family bathroom, lying centrally on the eastern side of the property, offers a built-in airing cupboard and comprises of bath, shower unit, wash basin and WC.

**OUTSIDE**

To the rear of the property is a delightful, south-facing, landscaped garden. Directly to the rear is timber decking, perfect for alfresco dining throughout the day, with a timber-framed greenhouse off to the side. The decking is bordered by flowerbeds, home to mature shrubs and perennials, providing a wealth of colour. Steps lead up to a gravel pathway giving access to the well-proportioned split-level lawn offering ample space for family fun or a keen gardener, as well as a garden shed. From here, the extensive views look out across the village and countryside beyond. Bordered with fencing and mature hedge, the enclosed garden offers a private retreat in the heart of the village.

To the side of the property, there is a useful, gated, covered yard with access to the property and rear garden.

On street parking is available outside the house or within a free car park 60 yards from the property.

**SERVICES**

Mains electricity, water, gas and drainage. Gas Central heating  
Ofcom predicted broadband services - Standard: Download 13Mbps, Upload 1Mbps.  
Superfast: Download 79Mbps, Upload 20Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited): O2. External: Three, EE, O2 & Vodafone. Internally, the vendors' currently utilise Wi-Fi calling.  
Local Authority: Mid Devon District Council. Thorverton Conservation Area.

**VIEWINGS**

Strictly by appointment with the agents please.

**DIRECTIONS**

From Tiverton, proceed south on the A396/ Exeter Road. Continue over Bickleigh bridge, remaining on the A396. After approximately 4 miles, turn right, signposted to Thorverton and continue past Exe-Valley Farm shop and Thorverton Cricket Club. After 0.7 miles, having passed The Exeter Inn, the property can be found on the left-hand side.

For parking, there is on street parking available outside the property, alternatively, continue passed the property a short distance and as the road forks, take the right turn signposted Shobrooke and Crediton and the free car park will be in front of you.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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